

# DRAINAGE PLAN

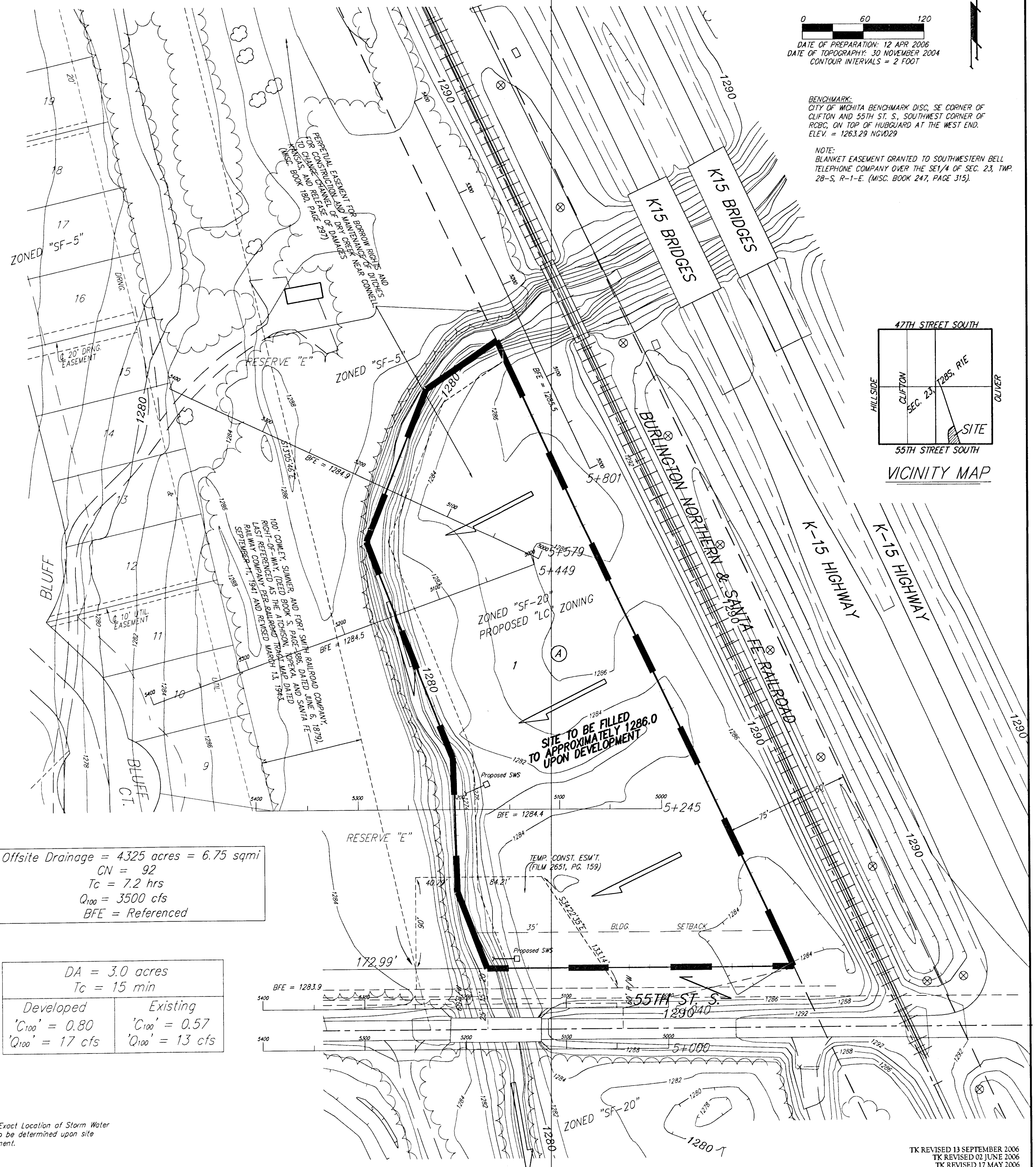
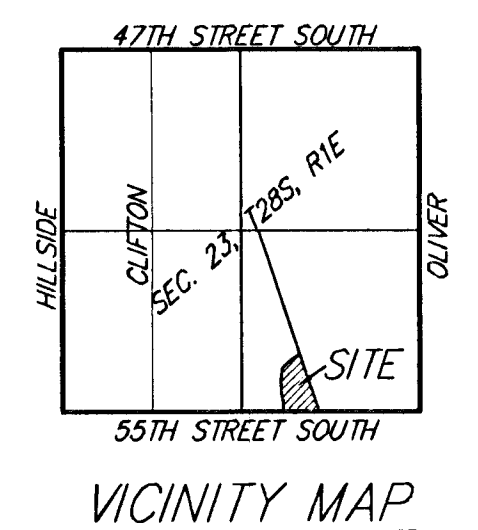
## CLIFTON HEIGHTS COMMERCIAL 2ND ADDITION

### WICHITA, SEDGWICK COUNTY, KANSAS

0 60 120  
 DATE OF PREPARATION: 12 APR 2006  
 DATE OF TOPOGRAPHY: 30 NOVEMBER 2004  
 CONTOUR INTERVALS = 2 FOOT

**BENCHMARK:**  
 CITY OF WICHITA BENCHMARK DISC, SE CORNER OF  
 CLIFTON AND 55TH ST. S., SOUTHWEST CORNER OF  
 ROBC, ON TOP OF HUBGLIARD AT THE WEST END.  
 ELEV. = 1263.29 NGVD29

**NOTE:**  
 BLANKET EASEMENT GRANTED TO SOUTHWESTERN BELL  
 TELEPHONE COMPANY OVER THE SE1/4 OF SEC. 23, TWP.  
 28-S, R-1-E. (MISC. BOOK 247, PAGE 315).



Offsite Drainage = 4.325 acres = 6.75 sqmi  
 CN = 92  
 Tc = 7.2 hrs  
 Q<sub>100</sub> = 3500 cfs  
 BFE = Referenced

DA = 3.0 acres  
 Tc = 15 min

Developed	Existing
C <sub>100</sub> ' = 0.80	C <sub>100</sub> ' = 0.57
Q <sub>100</sub> ' = 17 cfs	Q <sub>100</sub> ' = 13 cfs

**NOTE:** Exact Location of Storm Water Sewer to be determined upon site development.

**NOTE:**  
 PERPETUAL EASEMENT FOR BORROW RIGHTS AND FOR CONSTRUCTION AND MAINTENANCE OF DITCHES TO CHANGE CHANNEL OF DRY CREEK NEAR CONNELL, KANSAS, AND RELEASE OF DAMAGES (MISC. BOOK 180, PAGE 297)  
 (THIS EASEMENT AFFECTS THIS PLAT AND ADJACENT PROPERTY)

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1287.8

**NOTE:** A Floodplain Fill application from the Kansas Department of Water Resources is needed prior to the development of this property. There is no mapped FEMA floodplain on this property as of September 13, 2006.  
**NOTE:** Upon development, the site will drain into the channel via stormwater sewer, ditch/swale, or other approved method. No runoff will be directed to RR ROW.

TK REVISED 13 SEPTEMBER 2006  
 TK REVISED 02 JUNE 2006  
 TK REVISED 13 MAY 2006  
 12 APRIL 2006

**Baughman Company, P.A.**  
 315 Ellis St., Wichita, KS 67211 P 316-242-7271 F 316-242-2149  
 ENGINEERING | SURVEYING | PLANNING | LANDSCAPE ARCHITECTURE  
 F:\HYDRO\Projects\CliftonHeightsCommercial2nd\CLIFTON\_HTS\_COM2P\_drain.dwg